Alberta Economy

Indicators at a Glance

Real GDP by Expenditure

In 2015, Alberta's real GDP by expenditure fell by 3.6%, the largest drop among the provinces and the first decline in GDP since the 2009 global financial crisis. Nationally, real GDP grew by 0.9% in 2015, down from 2.6% in 2014.

Population

Alberta's population was 4,268,929 as of October 1, 2016. This was an increase of 1.6% from the year prior. Canada's population grew 1.3% from a year ago.

Migration

Net migration to Alberta was 6,594 in the third quarter of 2016. During this time, Alberta welcomed 10,444 net international migrants. However, there was a net outflow of interprovincial migrants (-3,850), the fourth consecutive quarterly decline.

Employment[1]

Alberta gained 200 jobs in January. The gains were in part-time positions and in self-employment. The service industry expanded (+11,600) whereas the the goods sector contracted (-11,300). Employment was virtually unchanged year-over-year (y/y) down 0.1%.

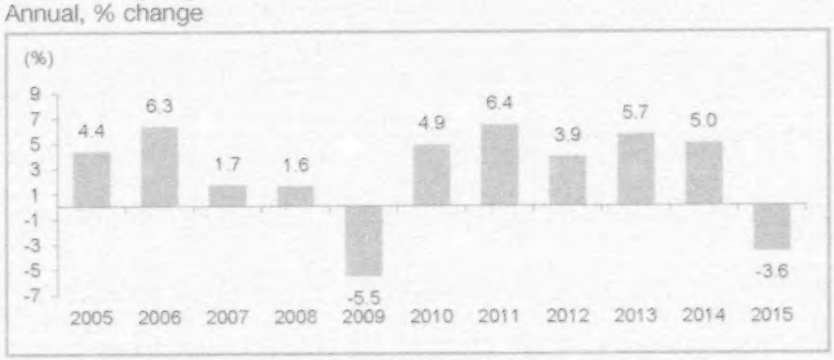
Unemployment Rate[1]

Alberta's unemployment rate increased to 8.8% in January. Canada's unemployment rate decreased to 6.8%.

NEW: Rigs Drilling

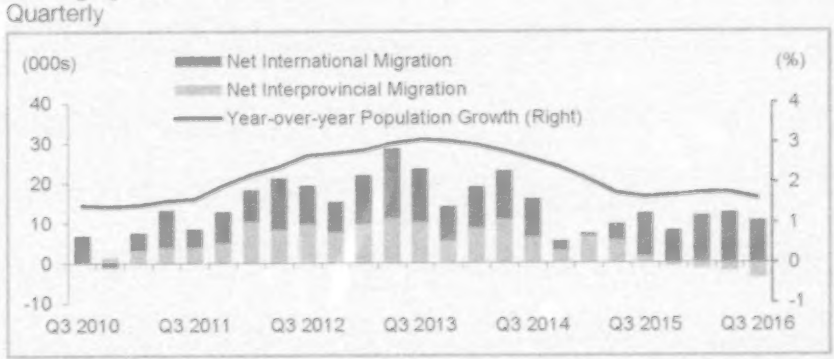
The number of active rigs in Alberta averaged 188 in February, up 67% y/y with only 43 per cent of rigs in use. There were 264 active rigs across Canada, up 43% y/y.

Real GDP by Expenditure
Annual, % change



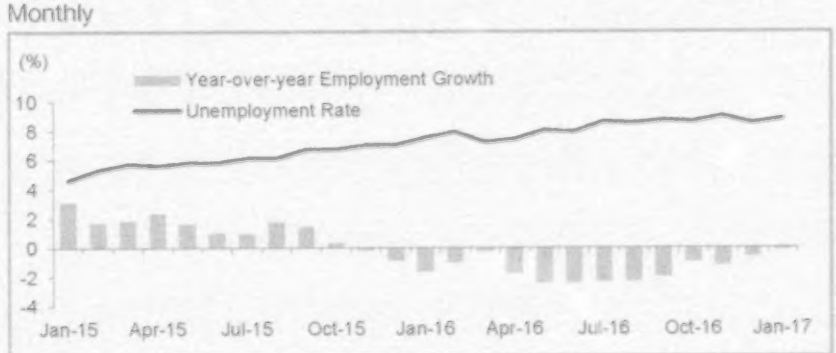
Source: Statistics Canada

Demographics
Quarterly



Source: Statistics Canada

Labour Market
Monthly



Source: Statistics Canada

Inflation

The Alberta Consumer Price Index (CPI) rose 2.5% y/y in January. Gasoline prices were up 34% y/y while food prices fell 2.6% y/y. Rent was also down 1.9% y/y. Excluding food and energy, inflation was 1.9% y/y.

Average Weekly Earnings[1]

Average weekly earnings (AWE) in Alberta increased 1.0% in December to $1,130. Compared with last year, Alberta's AWE declined 1.5%. Canadian AWE increased 1.0% m/m in December to $971.

Retail Sales[1]

Alberta retail sales increased 1.1% to $6.3 billion in December. After consistent weakness for nearly two years, sales were up 1.8% y/y.

Housing Starts[1a]

Alberta housing starts decreased 29% in January to 18,966 units (annualized). Housing starts were down 19% y/y, with multi-family starts down 39% y/y, and single-family starts up 5.9% y/y.

New Housing Price Index

Alberta's New Housing Price Index (NHPI) increased 0.1% m/m in December but was down 0.7% y/y. The house only component was down 1.4% y/y while land prices were up 0.9% y/y.

Building Permits[1]

Alberta building permits declined 24% in December to $827 million. Building permits were down 29% y/y, with both residential (-31% y/y) and non-residential permits (-25% y/y) down.

[1] Seasonally adjusted

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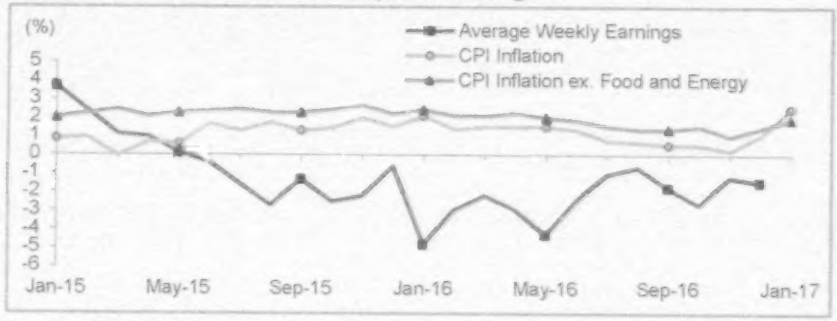
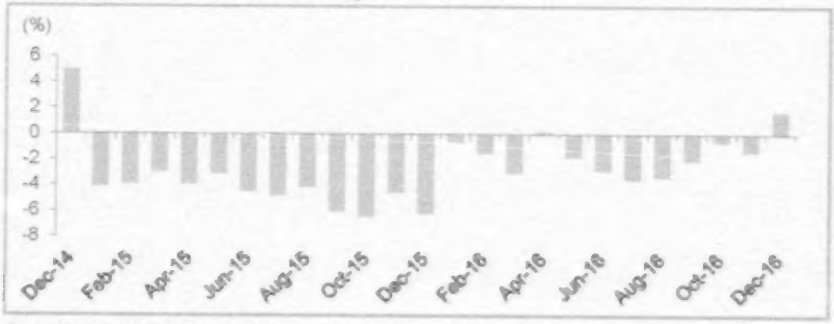
Inflation and Earnings
Monthly, CPI and AWE, year-over-year % change



Source: Statistics Canada

Retail Sales
Monthly, year-over-year % change



Source: Statistics Canada

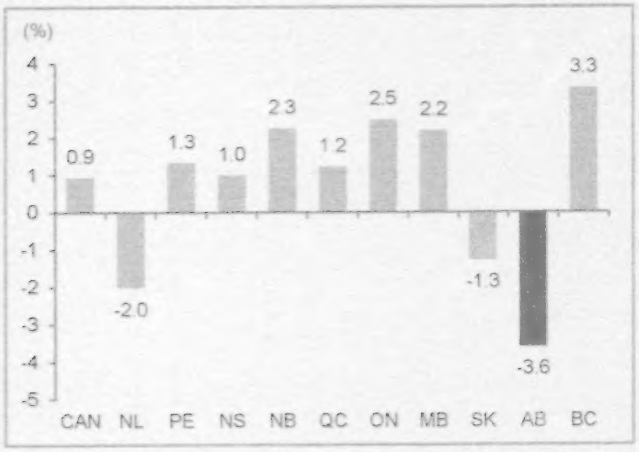
Housing Market
Monthly

Source: Statistics Canada

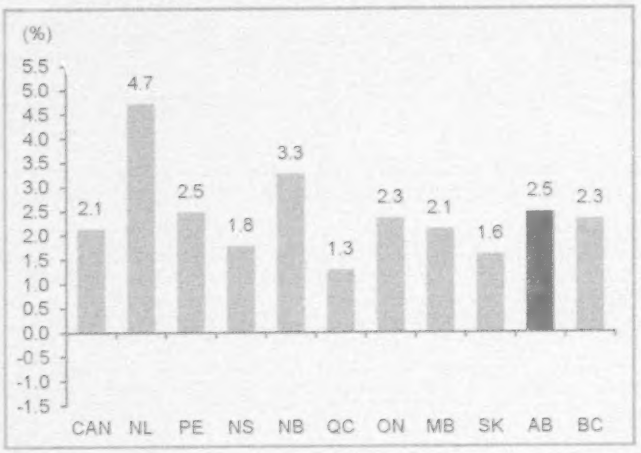
	Canadian Dollar (USc/$CAN)	WTI Oil ($US/bbl)	NYMEX Natural Gas ($US/MMBtu)	Alberta Reference Price ($C/GJ)
Latest (March 02, 2017)	74.72	52.61	2.80	2.75 (December)
Fiscal year-to-date	76.32	47.75	2.83	1.85

Please see the *Weekly Economic Review* for current analysis on the Alberta economy.

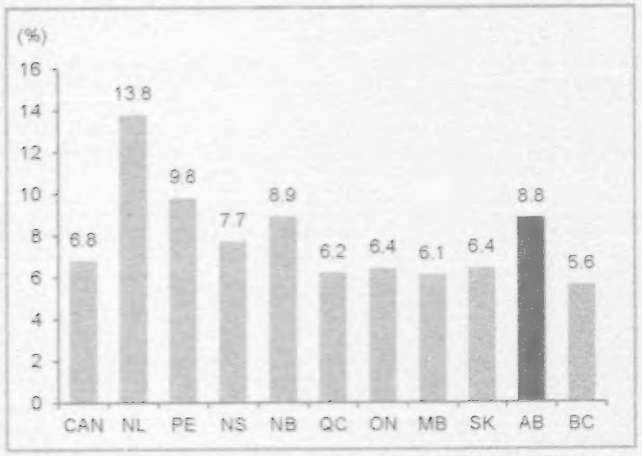
Real GDP by Expenditure
(2015, year-over-year growth)



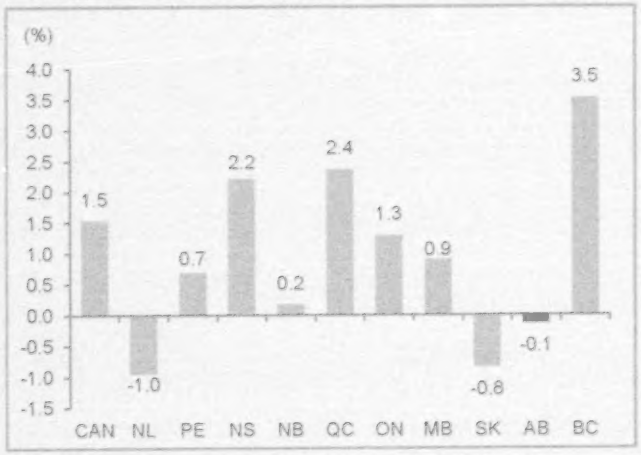
CPI Inflation
(January 2016, year-over-year growth)



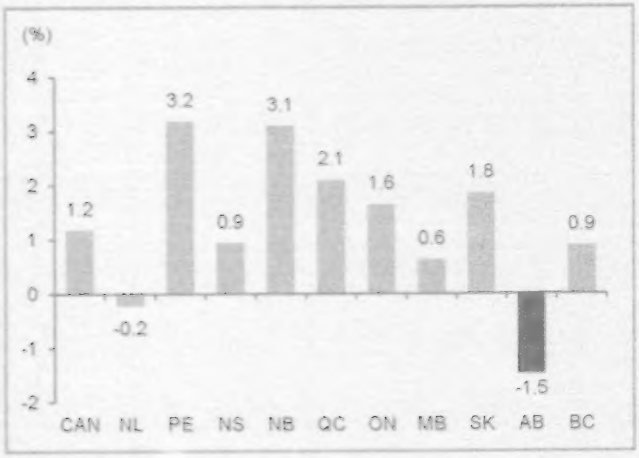
Unemployment Rate
(January 2017)



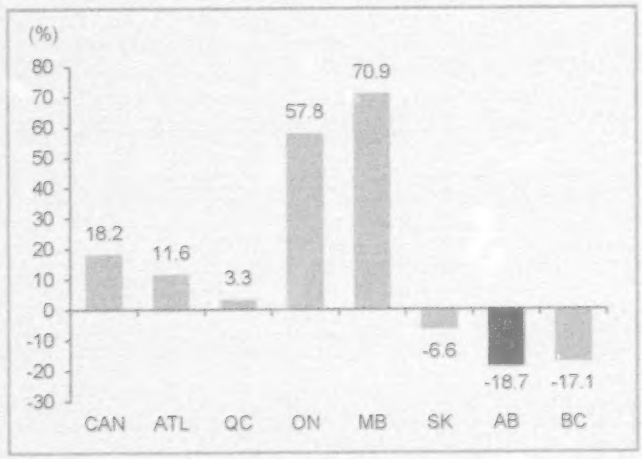
Employment
(January 2017, year-over-year growth)



Average Weekly Earnings
(December 2016, year-over-year growth)



Housing Starts
(January 2017, SAAR, year-over-year growth)



Alberta Economic Indicators

Population[1]	2015	2016YTD	2017YTD	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17
Population (thousands)	4,180	4,253	4,269		4,269				
y/y % change	1.7	1.8	1.6		1.6				
Net Interprovincial Migration	21,594	2,877	3,850		3,850				
Net International Migration	16,743	43,041	10,444		10,444				
Labour Market									
Employment (thousands, SA)	2,301	2,264	2,268	2,265	2,274	2,262	2,267	2,268	
m/m change (thousands)				12.4	8.7	-12.4	5.7	0.4	
y/y % change	-1.2	-1.6	-0.1	-2.0	-1.6	-1.2	-0.6	-0.1	
Unemployment Rate (%, SA)	6.0	8.1	8.8	8.1	8.0	9.0	8.5	8.8	
Participation Rate (%, SA)	73.0	72.5	72.9	72.8	73.0	72.6	72.7	72.9	
Average Weekly Earnings ($, SA)	1,146	1,118		1,107	1,105	1,118	1,130		
y/y % change	-0.3	-2.4		-1.8	-2.7	-1.2	-1.5		
Household Sector									
Retail Sales ($ million, SA)	74,969	73,786		6,127	6,186	6,196	6,264		
y/y % change	4.6	1.6		2.0	4.6	1.3	1.8		
New Vehicle Sales (units, thousands)	242	234		21	17	19	16		
y/y % change	-12.7	-7.6		-10.4	15.1	7.7	2.4		
Consumer Price Index (y/y % change)	1.1	1.1	2.5	0.5	0.5	0.2	1.0	2.5	
Excluding Food & Energy	2.3	1.7	1.9	1.4	1.5	1.0	1.4	1.9	
Housing Starts (SAAR, 000's)	37.3	24.5	19.0	29.2	26.6	26.1	26.6	19.0	
y/y % change	-8.1	-34.2	-18.7	-20.9	-18.5	-40.6	4.5	-18.7	
New Housing Price Index (y/y % change)	0.7	-0.5		0.7	-1.0	-0.8	-0.7		
Resale Home Sales	56,477	52,169	4,667	4,448	4,749	3,974	4,670	4,667	
y/y % change	21.3	7.6	13.7	-4.4	7.2	-10.9	6.2	13.7	
Sales to New Listing Ratio	0.52	0.49	0.54	0.49	0.53	0.44	0.53	0.54	
MLS Average Resale Prices ($ thousands)	393	395	396	399	396	397	401	396	
y/y % change	-1.9	0.4	3.2	3.9	1.8	2.6	1.4	3.2	
NEW Consumer Bankruptcies (level)	4,280	5,427		456	440	465	401		
y/y % change	10.9	26.8		20.2	15.8	26.5	6.9		
Business Sector									
Goods Exports (customs based,$ million)	92,441	78,803		6,973	7,018	7,634	7,964		
y/y % change	-24.0	-14.8		-12.9	3.5	12.9	9.2		
Energy Products ($ million)	62,503	51,460		4,747	4,647	5,304	5,576		
y/y% change	-31.5	-17.7		-13.9	7.6	23.3	14.5		
Agricultural Products ($ million)	6,474	6,263		466	541	609	564		
y/y % change	0.2	-3.3		-2.5	1.4	7.5	2.1		
NEW Rigs Drilling	120	79	194	80	102	108	151	199	188
y/y% change	-52.6	-34.0	66.3	-29.0	-11.3	-4.9	57.3	65.7	67.0
Manufacturing Shipments ($ million,SA)	68,483	67,573		5,915	6,240	5,460	5,618		
y/y% change	-13.9	-8.6		-4.5	-2.5	1.3	7.5		
Wholesale Trade ($ million, SA)	79,801	74,453		6,095	6,144	6,206	6,347		
y/y% change	-6.0	-6.7		-6.2	-2.5	-2.7	0.1		
Building Permits ($ million, SA)	16,753	14,156		1,261	1,822	1,090	827		
y/y% change	-8.2	-15.5		-11.3	6.5	-2.0	-28.6		
Residential Permits ($ million, SA)	9,878	7,885		797	1,060	642	468		
y/y % change	-8.8	-20.2		0.9	-10.7	4.5	-31.1		
Non-Residential Permits ($ million, SA)	6,877	6,271		463	762	451	359		
y/y % change	-7.4	-8.8		-26.8	0.1	-10.0	-25.0		
Non-Res Building Cons. Price Index[2] (y/y% change)	-0.7	-2.8		-2.6			-2.2		
NEW Business Bankruptcies	96	121		10	22	12	10		
y/y % change	9.5	27.4		11.1	214.3	50.0	-26.0		

[1] Population data presented on a census year basis (July 1– June 30). The current census year 2017.

[2] Quarterly, average of Calgary and Edmonton

YTD YTD (year-to-date). "SA" denotes seasonally adjusted. "SAAR" denotes seasonally adjusted at annual rate.

Sources: All data are from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canada Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (office of the superintendent of Bankruptcy)

All historical data are subject to revision